



December 4, 2001

The Honorable Dennis Cardoza, Chair
Joint Rules Committee
State Capitol, Room 3160
Sacramento, CA 95814

Dear Assembly Member Cardoza:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services (DGS) is submitting the October 2001, quarterly report on the Capitol Area East End Complex.

In keeping with our commitment to encourage conservation, we are electronically submitting this report. The report can be viewed at the DGS web site
(<http://www.legi.dgs.ca.gov/reports2001/EastEndReportOct2001.pdf>).

If you wish to receive a printed copy of this report, please contact Kathryn Welch at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Mike Courtney, Deputy Director, Real Estate Services Division, at (916) 322-7034.

Very truly yours,

Barry D. Keene, Director
Department of General Services

BDK:MKH:kw:jrc cover ltr jul 01

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Capitol Area East End Complex
Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations
LEGISLATIVE REPORT LISTING

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Originating Office

REVISED 2/22/01 East End Quarterly JRC Report

Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee

**Pursuant to Government Code Section 8169.5
(Chapter 625, Statutes of 1999)**

October 2001

Department of General Services

Barry D. Keene, Director

Michael Courtney, Deputy Director

Real Estate Services Division

Project Management Branch

Margaret K. Hudson, Chief

Richard Teramoto, Project Executive

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EXHIBITS

Exhibit A – Green Focus Group Meeting Minutes and Action Items, dated
August 28, 2001

LEGEND OF ABBREVIATIONS

Air Resources Board	ARB
Business Enterprise Program	BEP
Capitol Area Committee	CAC
Capitol Area Development Authority	CADA
California Department of Education	CDE
California Energy Commission	CEC
California Integrated Waste Management Board	CIWMB
California State Contracts Register	CSCR
Center for the Built Environment, U.C. Berkeley	CBE
Department of Energy	DOE
Department of Finance	DOF
Department of General Services	DGS
Department of Health Services	DHS
Department of Water Resources	DWR
Disabled Veterans Business Enterprise	DVBE
Environmental Impact Report	EIR
Heating, ventilation, and air conditioning	HVAC
Indoor Air Quality	IAQ
Joint Rules Committee	JRC
Lawrence Berkeley National Laboratory	LBNL
Legislative Analyst's Office	LAO
Leader in Energy Efficient Design	LEED
Letter of Understanding	LOU
National Air Balance Company	NABCO
Preliminary Plans	PP
Project Management Branch	PMB
Public Works Board	PWB
Real Estate Services Division	RESD
Request for Proposal	RFP
Request for Qualifications	RFQ
Small Business Enterprise	SBE
Sacramento Municipal Utility District	SMUD
Simon Martin-Vegue Winkelstein Moris	SMWM
Technical Evaluation Committee	TEC
Transportation Systems Management Plan	TSMP

I. Introduction

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS' plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/reports2001/EastEndReportOctober2001.pdf>).

To ensure the intent of the March 25, 1999, JRC recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested the DGS to consult. A copy of the LOU was provided in both the July and October 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, and ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. (Clark/Gruen) has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), with Dreyfuss & Blackford Architects (Dreyfuss & Blackford) providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January 2000 Quarterly Report to the JRC.

1. Design/Build Method

The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.

This quarterly report is provided to allow the committee to review the DGS progress as required by Government Code Section 8169.5.

2. RFP and RFQ Evaluation Criteria (Retired – April 2000)

3. Periodic Updates (Retired – January 2000)

4. Coordination with State Environmental Agencies
(Retired – April 2000)

5. SMUD Proposal (Retired – April 2000)

6. Life-Cycle Costs of Energy Efficiency Measures

The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.

Oct 01 The proposed federal DOE grant was not funded; however, the DGS and CEC were able to develop with the CBE a proposal that will meet the objectives required by DOF. The DGS, CEC, and DOF continue to work together with the CBE on conducting the field study of the underfloor air distribution on the Block 225 office building with the control study of the Block 172 office building. The baseline field studies for Block 225 will begin January 2002 and August 2002 for Block 172. The post-occupancy field studies for Block 225 will begin January 2003 and August 2003 for Block 172.

Jul 01 The federal DOE had previously indicated that by mid-June it would announce its designated grants; however, the decision has been delayed. The CBE is tracking the decision and expects it at any time. The kickoff meeting with the DOF establishing the baseline parameters of the workplace environment is scheduled for August 31, 2001. The baseline will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 172 office building is scheduled for occupancy in the summer of 2003 and will establish

- the control as a non-raised floor building. The Green Team will provide input in the development of the study plan.
- Apr 01* The CBE continues to develop the proposed testing methodology in response to concerns raised by the DOF. The federal DOE will announce its leveraging grants in mid-June. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. The LBNL will bring their expertise in the metrics of air distribution. It is anticipated that a survey will begin this summer to establish a baseline of work environments. This will allow for a one year study of the existing workplace before the tenants move into their new East End facilities. The Block 171 Office Building scheduled for occupancy in the summer of 2003 will establish the control as a non-raised floor building.
- Jan 01* The CBE met with DOF and the DGS to discuss concerns with the proposed testing methodology. It was agreed that the CBE would formalize its proposed testing protocols and meet with DOF for final review. The LBNL has also expressed interest in joining the study with emphasis on the metrics of air delivery and distribution. The LBNL indicated the possibility of augmenting the funds available for testing through a grant program. On a further development, the DOE has notified the CBE that the study could be eligible for additional DOE grants on a leveraged basis. The CBE is preparing the grant application due the first week in February. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. A meeting with the CEB, DOF, the DGS, and the Green Team is anticipated in early 2001 to review the proposed study plan.
- Oct 00* The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the preliminary documents to be sent to the CBE. The CBE reported that the Lawrence Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use, and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.
- Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.

- Apr 00* As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.
- Jan 00* The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99* The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99* The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs (Retired – April 2000)

8. Green Oversight Mechanism

The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.

This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.

Oct 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on August 28, 2001. Meeting minutes are attached as Exhibit A. The Green Focus Group now meets on an as-needed basis concerning issues affecting sustainable design and materials. The Green Team also participated in the following meetings and received for review the following documents:

- Block 225 Partnering meeting held on September 24, 2001.
- Blocks 171-174 Commissioning meeting on August 1, 2001. No further meetings are scheduled, but Clark/Gruen will be submitting quarterly reports to the DGS. These reports will be shared with the Green Team.
- Block 225 Commissioning meetings on August 28, 2001, and October 22, 2001.
- Block 225 discussion on LEED certification was held on August 28, 2001. The Green Team supports LEED 2.0 not as a performance-based tool but rather as a barometer to see how well the East End Project performs compared to a nation-wide standard.
- A meeting was held on September 19, 2001, with the designers of the plaza on Capitol Avenue to discuss the new design approach of the East End art program and the resulting changes in landscaping.
- Various reports on products tested for indoor air quality have been submitted from the Hensel Phelps team.

July 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on June 26, 2001. Meeting minutes are attached as Exhibit A. The next Green Focus Group meeting is scheduled for August 28, 2001.

The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning Team meetings held on May 2, 2001; May 30, 2001; and June 28, 2001.

- Block 225 Commissioning and Indoor Air Quality Plan for the Construction Documents Phase.
- Blocks 171-174 second draft commissioning plan, issued June 28, 2001.

Apr 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. Meetings were held on January 16, 2001, and April 10, 2001. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received for review the following documents:

- January 18, 2001, Block 225 Office Building partnering session, hosted by Hensel Phelps Construction Company.
- March 14, 2001, Blocks 171-174 Office Buildings partnering session, hosted by Clark/Gruen Design/Build, Inc.
- Blocks 171-174 Commissioning Team meeting was held on April 4, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan, all comments received, "Issued for Construction" version scheduled for release in May 2001.
- Blocks 171-174 draft commissioning plan, issued May 2, 2001, comments due May 24, 2001.
- Block 225 100 percent construction documents.

Jan 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on November 14, 2000. Meeting minutes are attached as Exhibit A.

Oct 00 On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000, August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct

communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

Jul 00

On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.
- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEED 2.0 rating system as a performance-based tool.
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.
- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.
- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

Apr 00 The DGS, CEC, CIWMB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

Jan 00 The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.

Oct 99 Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.

Jul 99 Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the "enhancements" section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

**9. DGS, CIWMB, CEC, DHS and ARB
Agreement**

(Retired – January 2000)

10. Executive Complex

(Retired – January 2000)

11. Transportation and Parking

The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.

Oct 01 Components of the TSMP have been drafted, utilizing the results of the completed Capitol Area Commuter Survey and the parking study of the downtown area. The parking survey identified current parking supply for state-owned and leased facilities, parking rates, and level of utilization. The RESD staff is now working on analyzing the state shuttle systems in the downtown area and continues to examine opportunities with other agencies for parking and transportation demand. The shuttle system and recommendations for a downtown comprehensive shuttle system serving state agency needs will be a component of the TSMP.

July 01 The Capitol Area Commuter Survey ("State Your Mode") has been completed. The results can be viewed at www.stateyourmode.ca.gov. The RESD staff continues to work with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.

Apr 01 The Capitol Area Commuter Survey ("State Your Mode") is completed and the results are being compiled. The survey was conducted using a web site sponsored by the DGS. The survey period extended over a two-week period beginning in late April 2001, which targeted all state employees, including the Legislature, in the downtown area. Initial data from the survey indicated a high participation rate.

The data from the survey will now be analyzed and formatted into a general report on state employee commute patterns; a focused report will be prepared for the East End tenants. The RESD staff is also working with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.

- Jan 01* The DGS, with the assistance of transportation consultants, is beginning the preparation of the Capitol Area Transportation Systems Management Plan (TSMP). The TSMP for downtown Sacramento will continue implementation of the 1997 Capitol Area Plan, as well as address transportation issues on either approved (such as the Capitol Area East End Complex) or planned office development sites. This plan will address increasing commute alternatives along with evaluating the overall existing and future parking demand for facilities in the Capitol Area, the cumulative parking demand for other state owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.
- Oct 00* Nothing new to report.
- Jul 00* An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.
- Apr 00* Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.
- Jan 00* Nothing new to report.
- Oct 99* Nothing new to report.
- Jul 99* The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

12. Francis House Relocation

(Retired – April 2000)

13. Neighborhood Impacts

The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULP's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.

- Oct 01* On October 15, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its fourth neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately eight people attended the meeting from the immediate neighborhood.

On October 17, 2001, seven members of the Renaissance Society, a partnership between the retired community and the California State University, Sacramento, attended a project briefing and sidewalk site tour.

The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA continues to market the Blocks 174 and 225 retail opportunities.

July 01 The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA will lease the remaining retail space. One resource CADA is utilizing is www.sacsites.com, Sacramento's Business and Development Resource to market the Blocks 174 and 225 retail opportunities.

The Design/Builders continue to inform the neighbors of upcoming construction activities.

Apr 01 The DGS and BEP have reached an understanding with respect to the DGS' commitments for BEP operation at the East End Complex. A copy of the memorandum of understanding is attached as Exhibit B.

On April 17, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its third neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately 15 people attended the meeting from the immediate neighborhood.

The third addition of the neighborhood newsletter was issued in April 2000. A copy of the newsletter is attached as Exhibit C.

Jan 01 The BEP submitted its letter of intent to the DGS for occupying the retail space in the Complex. The DGS has not received a specific proposal from the BEP at this time. Until the DGS receives the proposal, it is unclear if any legislative involvement may be required to implement the proposal. A copy of the letter is attached as Exhibit B.

Oct 00 On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations

as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June 1999, and January 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

Jul 00 On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August 2000.

The first addition of the neighborhood newsletter was issued in June 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – www.dgs.ca.gov

Clark/Gruen – www.clark.constructware.com

Hensel Phelps – caeeb225.com

Beginning in June 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final

determination of what joint uses are implemented will be made in the context of these parameters.

Apr 00 A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

14. Periodic Monitoring of Recommendations (Retired – January 2000)

15. Project Enhancements

The Committee recommends that the Legislature consider a further augmentation for the East End Project to provide for additional housing, higher quality materials, enhancements to make the neighborhood more pedestrian friendly, and other mitigation measures.

***Oct 01* Project enhancements have been incorporated into the East End Project and are being monitored through the management activities of the on-site State Management Team. The Green Team continues to monitor sustainable**

building measures and are addressed in Item No. 8 of this report. Therefore, this item will no longer be addressed in future reports.

Jul 01 Nothing new to report.

Apr 01 Nothing new to report.

Jan 01 Please see Item No. 6, Life-Cycle Costs of Energy Efficiency Measures for information on the CBE study. At this time no additional enhancements that require funding needs have been identified that the DGS could bring to the Legislature and other affected parties, which could benefit the community and the Capitol Area East End Complex.

Oct 00 Nothing new to report.

Jul 00 An analysis of the underfloor air distribution system and a preliminary proposal for a field study by CBE were reviewed by DOF. A meeting has been scheduled for July 25, 2000, between DOF and CBE to address concerns of the proposed testing methodology. Results of this discussion and the accepted testing and evaluation goals will be reported in a subsequent Quarterly Report to the JRC.

Apr 00 The DOF has agreed to the inclusion of an underfloor air distribution system to the Block 225 Office Building project, subject to acceptable testing and evaluation goals and protocols. An analysis of the underfloor air distribution system and a proposal for a field study by the CBE of the impacts of the raised floor system as provided to the DOF will be included in the July 2000 Quarterly Report to the JRC.

A discussion on the underfloor air distribution system by the Green Team is attached as Exhibit C.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 As noted in Item 13, it is anticipated that the discussions with local government will help the DGS identify both statutory changes and funding needs that could benefit the community. Those items will be reported to the JRC.

The DGS will continue to work with the Legislature and other affected parties to help identify funding needs that could benefit the community and the Capitol Area East End Complex.

16. Significant Accomplishments and Schedule

The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.

Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.

Oct 01 Project Schedule

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete
May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
Mar/03	Complete Construction/Occupy All Facilities	

Block 225 and Blocks 171-174 Office Buildings

Oct 01

- The DGS, the Art Consultant, Tamara Thomas of Fine Arts Services, Inc., and the Design/Builders continue to work together on the East End Art Program.
- To date, design agreements or contracts were entered into for public art installations at the following areas:
 - Capitol Avenue plaza
 - Etched elevator doors for each lobby of the five buildings
 - Block 171 mural in the L Street lobby exit
 - Block 172 pre-function auditorium area seating
 - Block 172 two-story pre-function area hanging artwork
 - Block 172 second level galleria paintings
 - Block 172 terminating wall of the elevator lobby artwork
 - Block 173 lobby stone sculpture
 - Block 173 Parking Garage metal grillwork along L and 16th Streets

- Block 174 lobby light sculpture
- Block 174 terminating wall of the elevator lobby artwork
- Block 225 lobby artwork
- Block 225 pocket park
- Block 225 childcare fence grillwork along O Street
- Block 225 tile mural in the childcare facility
- 15th Street stone sculptures
- The next meeting of the Art Selection Panel is scheduled for December 13, 2001.
- Both design/build teams have completed their DOE-2 energy models for the construction documents phase for compliance to the contract documents. The next model will be completed after construction is complete.
- Both design/build teams and the DGS continue working with the State Fire Marshal's office and the Division of the State Architect. The State Fire Marshal has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The Division of the State Architect has conducted follow-up reviews for access compliance on both projects.
- The SBE/DVBE Utilization Plans: As of October 31, 2001, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	103%	189%
Clark/Gruen	68%	65%

Block 225 Office Building:

DESIGN ACTIVITIES

- Design activities are 100 percent complete.
- The Block 225 design/build team, lead by Hensel Phelps and Fentress Bradburn, continue working together to resolve field-related design issues.
- Nolte Associates, civil engineer on the Block 225 design/build team, issued the construction documents to the City of Sacramento for site improvements surrounding the Block 225 office building. This work is being coordinated with the City's design of the 54-inch storm drain. The plans continue to be reviewed by the City of Sacramento.
- SMWM, green building architect for the Block 225 design/build team, continues receiving and reviewing building material submittals for compliance with Section 01350 of the specifications in order to ensure that these materials meet the indoor air quality and recycled content requirements set for in Section 01350 of the specifications.
- SMWM submitted to the State Management Team the Preliminary Construction Phase Building and Indoor Air Quality Commissioning Report (Draft 6, issued August 24, 2001).
- The design/build team, the State Management Team, and representatives from the California Department of Education (tenant) and the Keller Group

(modular furniture) continue to meet on a biweekly basis to discuss transition and move-related issues.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 80 percent complete.
- The City of Sacramento's contractor completed drain inlets and connections for the 54-inch storm/sewer line on 15th Street in October. These connections tie the building plumbing lines into the City's main lines.
- The man and material lift (elevator) on 15th Street was removed in October, which allowed for the completion of that portion of the building's exterior.
- The installation of glazing frames continued in October as crews installed glass on the first and second floors of the building. The windows along the serpentine walls under the arcades were installed in October. The gray vision glass on all floors is insulated and double-paned allowing minimal thermal gains and loss while maximizing the amount of daylight infiltration.
- Progress continues on the exterior ornamental metal work at the fifth and sixth floors in October. This work includes the metal column enclosures and the horizontal sunshades that surround the top of the sixth floor. The protective blue film was removed to show the actual color that resembles stainless steel. Strong emphasis is placed on sealing the building before the wet season arrives with crews working seven days a week in order to be complete by mid-November.
- Crews completed the installation of the roof membrane. The white, low-albedo membrane material is known as a "cool roof" due to its ability to reflect sunlight and reduce thermal gain by 70 to 80 percent. Walk pads and roof pavers are scheduled for installation in November.
- Plumbing work for the bathrooms is complete except for the plumbing fixtures. Fixture installation will be coordinated with completion of the ceramic tile.
- The ceramic tile that is being installed consists of over 55 percent recycled glass as specified in the RFP. The sixth floor bathrooms are complete with crews moving to the fifth floor.
- Mechanical contractors completed installation of perimeter ductwork and fan coil devices for the underfloor air distribution system in October. Crews continue to work on the penthouse mechanical plant.
- Installation of overhead and in-wall electrical rough in for light fixtures, fire alarm, security, and card readers continues throughout all floors of the building. Electrical room equipment continues to be installed on all floors. Underfloor electrical and data cabling continues ahead of the raised floor installation.
- Installation of the raised floor system continues with crews working on the fifth, fourth, and third floors. This innovative technology uses underfloor plenum below a raised floor to deliver heating and air conditioning on the second through sixth floors. The ground floor has an overhead distribution system, most common in commercial office buildings.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 96 percent complete.
- Clark/Gruen has completed the mechanical, electrical, and plumbing design for the core and shell for Blocks 171-174. SASCO Electric and its controls consultant continue to work on the integrated facility management system and the data requirements for the project. The security consultant is now back checking security systems for the project. Additional review by the DGS' Building and Property Management Branch and the tenant is ongoing and should be completed by mid-November 2001.
- Honeywell, the integrated facility management system contractor, continues to make final adjustments to the design. The central security office will be located on the first floor of Block 174. Adjacent to this space will be the central badgeing offices. This office will process tenant security needs and service employees assigned to the Capitol Area East End Complex.
- The off-site infrastructure for the 21 KV power distribution is complete and ready for main power distribution to the electrical vaults in each of the Blocks 171-174 buildings.
- Off-site perimeter lighting and traffic controls are currently being designed. A traffic light will be reinstalled at 16th Street and Capitol Avenue. There will be future infrastructure installed at 17th and L Streets and 15th Street and Capitol Avenue.
- Clark/Gruen's commissioning agent, NABCO, continues to further develop the commissioning plan for Blocks 171-174. The State Management Team and the Green Team continue to focus on issues that are critical to the buildings' environment.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 39 percent complete.
- Crews continue to install below-grade waterproofing at the plaza area of Capitol Avenue between 15th and 17th Streets.
- The remaining shotcrete structural walls for the plaza and planter areas will be completed by mid-January 2002.
- Structural steel erection:
 - Block 171 – 100 percent complete
 - Block 172 – 30 percent complete
 - Block 173 – 90 percent complete
 - Block 174 – 100 percent complete
- Elevated deck concrete work:
 - 16th and L Streets parking garage – 100 percent complete
 - Block 171 – 85 percent complete
 - Block 172 – elevated deck concrete pours will begin in January 2002
 - Block 173 – 40 percent complete
 - Block 174 – 100 percent complete

- Plaza East – 40 percent complete
- Plaza West – 50 percent complete
- Masonry walls are being installed at the basement and roof of Blocks 171 and 174. The contractor has stocked masonry block at Block 172 for completion of the basement walls.
- Precast panel installation:
 - 16th and L Streets parking garage – 100 percent complete
 - Block 171 – 50 percent complete
 - Block 172 – precast panel installation will begin upon completion of structural steel erection
 - Block 173 – precast panel installation will begin upon completion of structural steel erection
 - Block 174 – 100 percent complete
- The plumbing for the storm and sewer system is now being installed at Blocks 171 and 174, and the 16th and L Streets parking garage. The Blocks 171 and 174 roof drains are connected to the City of Sacramento's storm system.
- Exterior stone installation:
 - Block 171 – exterior stone installation will begin upon completion of the precast panel installation
 - Block 172 – exterior stone installation will begin upon completion of the precast panel installation
 - Block 173 – exterior stone installation will begin upon completion of the precast panel installation
 - Block 174 – ten percent complete
- Window wall system installation:
 - Block 171 – window wall system installation will begin upon completion of exterior stone installation
 - Block 172 – window wall system installation will begin upon completion of exterior stone installation
 - Block 173 – window wall system installation will begin upon completion of exterior stone installation
 - Block 174 – ten percent complete
- Interior plumbing rough in:
 - Block 171 – complete on floors one through three
 - Block 172 – interior plumbing rough in will begin upon completion of the elevated deck concrete work
 - Block 173 – interior plumbing rough in will begin upon completion of the elevated deck concrete work
 - Block 174 – complete on floors one through four
- HVAC water piping installation:
 - Block 171 – complete on floors one through four
 - Block 172 – HVAC water piping installation will begin upon completion of the elevated deck concrete work
 - Block 173 – HVAC water piping installation will begin upon completion of the elevated deck concrete work
 - Block 174 – complete on floors one through six

- **Insulated air distribution system duct work installation:**
 - **Block 171 – complete on floors one and two**
 - **Block 172 – insulated air distribution system duct work installation will begin upon completion of the elevated deck concrete work**
 - **Block 173 – insulated air distribution system duct work installation will begin upon completion of the elevated deck concrete work**
 - **Block 174 – complete on floors one through five**
- **Electrical rough in installation:**
 - **16th and L Streets parking garage – 100 percent complete**
 - **Block 171 – complete on floors one and two**
 - **Block 172 – electrical rough in installation will begin upon completion of the elevated deck concrete work**
 - **Block 173 – electrical rough in installation will begin upon completion of the elevated deck concrete work**
 - **Block 174 – complete on floors one through three**
- **Mechanical equipment platforms are being completed for the installation of the mechanical equipment on Blocks 171 and 174.**

Block 225 and Blocks 171-174 Office Buildings

Jul 01

- The DGS, the Art Consultant, Tamara Thomas of Fine Arts Services, Inc., and the Design/Builders continue to work together on the East End Art Program. At the July 11, 2001, meeting, the Art Selection Panel was presented and approved the Block 225 Pocket Park conceptual design and the elevator door conceptual drawings.
- The Art Selection Panel selected the artist for the Plaza based upon the proposals of the competing artists. The Plaza artist will now work in conjunction with the Design/Builder to develop the design and incorporate safety, access compliance, and constructability into construction documents.
- The Art Selection Panel will meet on August 1, 2001, for presentations of the artists selected for the Block 225 childcare fence and the grilles along L Street and 16th Street of the Block 173 parking garage. The Art Selection Panel will also make artist selections for the “other opportunity” areas of the project, such as entrances, lobbies, and reception areas.
- Both design/build teams continue to update and refine their computer modeling of building energy performance and energy use for compliance to contract documents.
- Both design/build teams and the DGS continue working with the State Fire Marshal's office and the Division of the State Architect. The State Fire Marshal has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The Division of the State Architect has conducted their initial review for access compliance on both projects.
- The SBE/DVBE Utilization Plans: As of July 31, 2001, the teams are reporting the following progress against their total commitments:

**Capitol Area East End Complex
Cumulative Quarterly Report to the
Joint Rules Committee**

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	104%	189%
Clark/Gruen	66%	35%

Block 225 Office Building:

DESIGN ACTIVITIES

- Design activities are 100 percent complete.
- The Block 225 design/build team, lead by Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), continue working together to resolve field-related design issues.
- Nolte Associates, civil engineer on the Block 225 design/build team, issued the construction documents to the City of Sacramento for site improvements surrounding the Block 225 office building. This work is being coordinated with the City's design of the 54-inch storm drain.
- SMWM, green building architect for the Block 225 design/build team, continues reviewing building material submittals for compliance with Section 01350 of the specifications in order to ensure that these materials do not adversely affect the indoor air quality and meet the recycled content requirements.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 67 percent complete.
- Hensel Phelps maintains its tenant improvement schedule through July 2001 with the sequencing of interior work moving to the fourth floor descending toward the first floor with trades spending approximately two weeks on each floor.
- Precast panel installation began on April 9, 2001, and completed in May 2001. Crews have begun final detailing in preparation for a preliminary punchlist of the precast in early August 2001.
- Exterior stone installation began at the end of March 2001, and continues through July 2001 with the polished Verde Oliva granite nearing completion on the fourth and fifth levels of the south, west, and north facades. Crews completed installation of Verde Oliva granite on the ellipse portion of the building. These curved granite panels have a flamed finish that gives the stone a natural appearance. Subsequently, the exterior scaffolding was removed from the ellipse.
- The installation of glazing frames continues through July 2001 as crews continue with the south and west elevations concentrating on the fifth and fourth floor curtain walls systems. The gray vision glass on all floors is insulated allowing minimal thermal gains and loss while maximizing the amount of daylight infiltration.
- Installation of the mechanical penthouse storefront frames continues. The SMUD provided 308 photovoltaic (PV) panels, which were set into the frames located on the south elevation. The PV panels serve both as an electricity generator and as a visual screen for the roof top mechanical equipment.
- Roofing insulation and membrane material continues to be delivered to the site through July 2001. Crews have begun installation on the unoccupied eaves and

terraces. The white, low-albedo membrane material is known as a “cool roof” for its ability to reflect sunlight and reduce thermal gain. The product is Energy Star certified.

- Framing and drywall installation at firewalls and walls that extend through the raised floor continued in July with crews concentrating on the fifth and fourth floors. Installation of acoustical in-wall insulation and building insulation continues, coordinating with the installation of drywall.
- Plumbing rough in continues throughout the building including in-wall plumbing for coffee/storage rooms and drinking fountain locations.
- Fire sprinkler installation continues as crews begin installation of the main sprinkler risers. Pressure tests have been conducted for State Fire Marshal inspection.
- Mechanical contractors continue to install perimeter ductwork for underfloor air distribution concentrating on the fifth and fourth floors. All ductwork is required to remain sealed until the HVAC system is fully connected. This is one of many measures being taken to ensure the best possible indoor air quality for the future tenants.
- The SMUD switch vault was set in place in June 2001 along 14th Street. This vault will connect to the on-site transformer vault to provide permanent power to the building. Final SMUD connections are expected to be completed the first week of August 2001, allowing the building to operate on permanent power.
- Overhead electrical rough in for light fixtures and fire alarm is being installed throughout all levels of the building. Wiring for card readers is being installed in the doorframes and walls.
- Installation of fireproofing completed in May 2001, on all floors with the exception of areas requiring hand patching. Additionally, fireproofing in areas exposed to high area velocities such as return air shafts was coated in an appropriate sealer.
- Floor concrete was treated with a sealer to avoid potential future problems in the underfloor supply airstream.
- Ironworkers completed the tube-steel arches at the main lobby (ellipse shaped portion of the building). These arches will be clad in stainless steel and frame the 15th Street lobby window and the N Street main lobby entrance.
- Crews completed building the concrete masonry unit walls for the service rooms at the basement level and the loading dock.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 96 percent complete.
- Clark/Gruen Design/Build, Inc. (Clark/Gruen) has submitted its 100 percent core/shell construction documents. Tenant improvement programming is now complete. The interior designers are completing the tenant improvement drawings for Block 172. The State Management Team is reviewing tenant improvement drawings for Blocks 171, 173, and 174.
- Clark/Gruen has completed the mechanical, plumbing, and electrical design for the core and shell for Blocks 171-174. The mechanical, electrical and plumbing designers continue to work on the lighting and power distribution layout for the tenant spaces. SASCO Electric and its controls consultant continue to work on

the integrated facility management system design. The security consultant continues to develop and integrate the security systems design into the integrated facility management system.

- Honeywell, the integrated facility management system provider, continues to design the systems for the project. The central security office will be located on the first floor of Block 174. Adjacent to this space will be the central badgeing offices. This office will process tenant and service employees assigned to the Capitol Area East End Complex.
- The off-site infrastructure for the 21KV power distribution is 90 percent complete. The SMUD is presently developing costs and installation schedules for all power cabling from the main switch vault to the SMUD 21KV power source.
- Off-site perimeter lighting and traffic controls related to this project are currently being designed.
- Clark/Gruen's commissioning agent, NABCO, has submitted its commissioning plan for Blocks 171-174. The State Management Team and Green Team have begun reviewing and commenting on the plan. The next commissioning meeting is scheduled for August 1, 2001.
- The final exterior window wall system testing is now complete. Harmon Limited, the exterior skin design/builder, has submitted shop drawings for the stainless steel ellipse mockup presently being assembled at its Walnut, California plant.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 39 percent complete.
- The Design/Builder has discontinued dewatering activities on Blocks 171-174.
- Crews continue to install below-grade waterproofing at the Plaza areas of Blocks 172 and 173. The contractor is 100 percent complete with the perimeter of Blocks 171-174.
- It is anticipated that the remaining shotcrete structural walls for Blocks 172 and 173 Plaza and planter areas will be completed by the end of September 2001.
- Clark/Gruen has completed the structural concrete work of the tunnel crossing 16th Street.
- Conco Cement Company (Conco) continues to form and pour the parking garage. They are currently forming the fifth level of the parking garage. The Block 171 ground floor deck is 50 percent complete and the second level 30 percent complete. The concrete sheer walls and slab on grade of Blocks 172 and 173 are 100 percent complete. Conco is 70 percent complete with the first floor deck of Block 174.
- Herrick, the structural steel fabricator and erector, is progressing with the structural steel erection. They have completed sections A, B and C of Tier 1 through Tier 3 of Block 171. Anticipated completion of Block 171 is September 1, 2001. Structural steel erection is complete at sections G and F, levels one through four, of Block 174. Metal decking is being installed one level behind the structural steel erection.
- Metal stairs are being installed on Blocks 171 and 174 as tier and quadrants are completed.
- Masonry walls are being installed at the basement of Blocks 171-174 and are approximately 60 percent complete. The masonry firewall at the parking garage

is approximately 80 percent complete. The contractor has stocked Block 172 with masonry wall material and is prepared to continue with installation.

- The plumbing drainage system is now being installed in the Parking Garage and the basement level of Blocks 171 and 174. Rough in for plumbing has started at the ground level of Block 171.
- Electricians continue the rough in at the Parking Garage and at the basements of Blocks 171 and 174. The SMUD infrastructure continues to be installed.
- Clark/Gruen and Kemper Tree Services continue to monitor the health of the 10 palm trees relocated around Capitol Park.

One Year Ago This Quarter:

- **August 2000:**
 - **Block 225 – On August 5, 2000, Hensel Phelps placed 3,420 cubic yards of concrete for the second and final mat slab concrete pours.**
 - **Blocks 171-174 – Remediation, deconstruction, and demolition of existing structures completed on all blocks.**
- **September 2000:**
 - **Block 225 – Structural steel fabrication began for the building's superstructure. More than five million pounds of structure steel was used with a 76 percent post-consumer recycled content.**
 - **Blocks 171-174 – The project archeological investigation team completed their subsurface investigation.**
- **October 2000:**
 - **Block 225 – The 220-ton mobile crane arrived on site on October 25, 2000, marking the beginning of the structural steel erection.**
 - **Blocks 171-174 – Crews begin augering grout-injected piles on Blocks 171 and 173 on October 6, 2000. By October 31, 2000, more than 100 piles had been installed.**

II. Comments from the CEC, CIWMB, DHS, and ARB

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<i>Oct 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 99</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.

EXHIBIT A

Green Focus Group Meeting Minutes and Action Items

Dated: August 28, 2001

Green Focus Group MEMORANDUM OF MEETING

Project Name Capitol Area East End Complex

Meeting No. **9.0**

Purpose of Meeting Progress on Green Efforts and Issues

Project No. 105171, 105225

Meeting Date August 28, 2001

Meeting Place Clark/Gruen Conference Room

Present

State Team

Richard Teramoto
Mike Meredith
☒ Joel Griffith
Kathryn Welch
☒ Mike Langley
☒ Greg Cunningham
☒ Joseph Griffin
☒ Jim Ogden
Joe Cabral
☒ Annette Salazar
☒ John Munoz
☒ Lowell Shields
☒ = attendee

Green Team

☒ Leon Alevantis
☒ Bill Orr
Gary Flamm
☒ Rick Muller
☒ Sabra Ambrose
☒ Francisco Gutterres
[P] = partial attendance

D/B Teams

Block 171-174
Debra Gerod
Lou Palandrani
☒ Huston Eubank

Block 225
☒ Enole Ede
☒ Greg Gidez
☒ Anthony Bernheim
☒ Marian Keeler
= copy only

Specification Issues

Performance specifications, Sole-source issues, Alternates and Substitutions

- 8.1 **Daylighting:** The 225 team (TEE) needs to issue the submittal for daylighting controls. **8/26: Once a copy is received, it will be forwarded to Greg Cunningham for his modeling.**

Design Issues

Energy Modeling, Lighting Systems, Mechanical Systems, Landscaping

- 8.2 **Energy Modeling and Schedule:** *Block 171-174* – The CFM issue is still unresolved. There is a CFM differential between the modeled CFM and the proposed total capacity of the system and how to give credit for a reduced CFM. The 171-4 team will complete the lighting design for Blocks 171 and 172 prior to submitting the next model and assumptions. Anticipated date for the next model is the beginning of August 2001.

Block 225 – Submitted their 3rd Energy Model on May 24, 2001, with the information that was requested after review of the 2nd model. The only remaining information required for input is daylighting controls, and coordination between the Block 225

		<p>modeler and their electrical engineer upon completion of the design. It was reported, based on the current model, that the Block 225 project is in compliance with the RFP requirements.</p> <p>8/26: Completed the reviews based on the RFP requirements thru the construction document phase. A construction phase model still needs to be done once all equipment has been commissioned as a verification tool. If all equipment operates as expected, a final model may only be required to input actual performance information.</p>
CLOSED	6.4	<p>LEED: 6/26/01: SMWM registered for the Block 225 Team and applied for certification to lock in evaluation prior to revisions to Title 24 becoming effective. Block 171-174 intends to do the same. Certification forms are then submitted the USGBC after completion of construction. 8/26: 225 met today and made assignments. 171-174 – Huston will be the lead for LEED cert. and making assignments.</p>
	9.1	The D/B's will build a mock-up to view lighting levels, task lighting. Issues relating to the PIA task light will be resolved within the next 2-4 weeks.
	9.2	The Green Team will be discussing the art changes and its impacts on sustainable design issues.
	9.3	PIA will provide CEC with the task lighting information by the end of September.
	9.4	Can't get ballast for 15w lamp, but can for 18w lamp. CEC would prefer an 18w lamp that meets requirements rather than a 15w that doesn't. SMT will work with PIA or elevate to a higher level.
Indoor Air Quality		<i>Products, Standards, Mitigation Efforts</i>
	6.6	<p>Systems Furniture: 4/10/01: PIA has still not provided the necessary information that shows their product meets the green specifications. Therefore, DGS has not determined what percent, if any, of the furniture will be purchased from PIA and what percent will be purchased from AllSteel. 6/26/01: Block 225 was awarded to AllSteel. DGS and Green Team continue to wait for verification information from PIA. 8/28: Still an issue about formaldehyde levels and task lights.</p>
	7.1	<p>IAQ Testing: Subcontractors/vendors have done pre-testing of building insulation, paint, and carpet and have complied with Section 01350. SMWM has been working with both of the testing laboratories to ensure the testing methods used are the same. As a result, Section 1350 had to be revised to provide more details on sample preparation. HP has provided common 'backer-boards' (concrete, drywall, etc.) and volume and area quantities to the testing labs for material testing. 6/26/01: SMWM reported that their procedures and protocol for IAQ testing outlined in the revised Section 01350 is working. Block 225 paint and carpet have passed. Further testing is required for ceiling tile and carpet adhesive. 8/28: Carpet adhesive is close to completion. Resilient passed. Wall covering is next to be tested. There may be some formaldehyde in the paint. All Steel plans to test their formaldehyde levels prior to the January 2002 deadline.</p>
	9.5	Sealing/Cleaning of the ductworks was discussed as it relates to the IAQ requirements.

Commissioning

Participants, Plans, Schedules

- 5.10 **Commissioning Plans:** *4/10/01:* The Block 225 Team plans to submit their next Commissioning Plan and commissioning schedule for final review on May 1, 2001. The Blocks 171-174 draft plan will be issued for review on April 30, 2001. *6/26/01:* The Block 225 Cx Plan for the Design/Construction Document phase has been issued. Block 171-4 Cx Plan refinements continue. Regularly scheduled meeting have been established. IAQ activities will be included in the next Cx Plan with scheduled dates to follow. **8/26: Both teams continue to have Cx update meetings. 225 held a Cx meeting today. 171-174-discusses weekly in HVAC meetings and QA/QC meetings.**

Communication

Protocol, Web Sites, Case Studies, Meetings, PR, Grants/Incentives, Awards

- 4.15 **Case Studies:** Richard Teramoto acknowledged the State's involvement with the Center of the Built Environment (CBE) on the benefits of a raised floor system. The cost of the study was not included in the project budget. The Green Team was invited to participate in the cost. *1/16:* A meeting will be scheduled next month to review the revised draft proposal. The Green Team will participate in locating grants to help this effort. *4/10/01:* Some concern has been raised regarding the CBE study since the test group and control group are from different state departments. *6/26/01:* DGS is waiting to hear from CBE regarding DOE matching grant. The first series of questions from CBE are expected to be released soon. The Green Team requested inclusion in the process. **8/26: No word on funds.**
- 8.3 **Awards:** Clark/Gruen submitted an application for the Waste Reduction Award Program (WRAP) sponsored by the CIWMB. Applications were due on June 30, 2001. The State Management Team requested the Green Teams assistance in identifying when awards and grants are being offered so opportunities are not missed. **8/26: The CIWMB Environmental and Economic Leadership awards deadline is September 30, 2001.**
- 8.4 **Grants/Incentives:** Both Design/Builders intend on applying for SMUD's Cool Roof incentive. PV panels for Block 225 have been delivered. Block 171-4 continues to meet with SMUD and their representatives regarding PV's for that project. **8/26: Waiting for 225 subcontractor to submit information. JO will give Enole the cool roof package**

Recycled Content *On hold*

Waste Management Plans, Recycled Materials, Product Certification

- 7.4 **Recycled Paint:** Painting of the below grade parking garage walls is not recommended by the Green Team. A decision will be made by DGS at a later time based on the aesthetics of the unpainted concrete.
- FYI* 8.5 **Reporting:** Both Design/Builders acknowledged using the CIWMB recycled content certification form (#74) as the template for their submittal process.

The next Green Focus Group meeting is scheduled for January 16, 2002, at 1:00 PM, in the Clark/Gruen conference room.

Submitted By

3D/International
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